

**Exhibit A – Resolution No. PC2025-16**

**CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 25-08  
Mariposa Pointe - CVHC**

**General Conditions**

1. AR 25-08 is approved for the new exterior architectural theming, materials, and color schemes for new production homes within Tract 32074 in the S-N (Suburban Neighborhood) zone, and certifying that the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines. The applicant shall submit construction drawings through the Building Division for plan check and approval prior to obtaining building permits. The applicant shall pay any fees necessary to secure permits and any special investigation inspections and reports, subject to review and approval by the Building Official, including a soils report and related structural recommendations. The owner shall secure Fire Department approval for the proposed production homes prior to the issuance of any building permits.
2. The applicant shall comply with all environmental mitigation requirements as included in the Environmental Assessment No. 04-06 and Tentative Tract Map 32074 as listed in City Council Resolution No. 2004-35.
3. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
4. Prior to the issuance of a building permit, the applicant shall submit a final landscape, lighting, and irrigation plan for review and approval by the Community Development Director. All landscaping shall be planted and maintained with a permanent underground irrigation system to be operational prior to the issuance of the Certificate of Occupancy. Perimeter landscape plans shall include exterior wall detail and any proposed entry identification signage. Landscaping in the front yard shall comply with the City's front yard landscaping regulations, unless otherwise approved by the Community Development Director. Planted tree height and tree trunk caliper minimum shall be specified on landscape plans.
5. Landscaping for common areas and residential typical areas shall utilize drought tolerant landscaping and recommended to avoid turf landscaping.
6. Common area landscaped areas shall be improved with irrigation and landscaping pursuant to approved landscape and irrigations plans prior to the issuance of the first certificate of occupancy for the proposed residential units.

7. Common area groundcover and typical front yard landscape shall consist of ¾ inch decorative gravel. The color of the gravel to be Mojave Gold crushed rock at the direction of the Community Development Director.
8. A minimum of twenty (20) shrubs, espaliers, and succulent plants shall be required for the landscape plan.
9. All garden walls shall consist of concrete masonry units (CMU), with use of decorative masonry walls for those portions visible to a street.
10. The decorative masonry walls for those portions visible to a street shall be revised to consist of a split face block wall with a decorative 4" block wall cap for the exterior fence, and a metal gate. The design and color of the fencing visible from the public R.O.W to be compatible with the fencing at the existing neighborhood. CMU grout color to match block color.
11. All front yard areas between the front building line of the home and the street line shall be limited to a maximum of 60 percent of paving of the total front yard area. Those areas that are not paved shall be landscaped in accordance with Section 17.16.030-C(4) of the Zoning Code.
12. A separate building permit shall be obtained for perimeter and privacy garden wall and construction. Perimeter and interior property lines walls shall utilize block wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from the finished grade. Block wall plans shall include any high quality and substantially anchored, tamper proof identification signage for the community, and decorative cap detail.
13. Prior to the issuance of a building permit, the applicant shall pay the applicable school facilities fees to the Coachella Unified School District.
14. The project shall provide three façade materials in accordance with Section 17.19.020 of the Coachella Municipal Code, with the final design meeting this requirement to be at the direction of the Community Development Director.
15. A minor modification is approved for Lot 10 to allow for a 19.14-foot rear yard setback. Any further minor modifications that may be necessary for the project shall be approved the Community Development Director in accordance with the guidelines of Section 17.70.120 of the Coachella Municipal Code.

**Building**

16. Depict the roof on the proposed elevations with solar or solar zones in lieu of the proposed tile shown on the elevations.
17. Consider relocating the AC condensers to the side yards, as rear yard condensers tend to interfere with future site improvements.

**Utilities**

18. The project may be required to connect to the City's public water and wastewater systems. In the event that new connections are required, the applicant shall submit water and sewer plans for approval.
19. New water and sewer connections are subject to the collection of impact fees.
20. All fire lines require the installation of Double Check Detector Assemblies.
21. Backflow devices are required on all non-residential connections installed within 12" of the meter box.
22. All buildings may require individual meters.
23. Irrigation may require its own meter.
24. All water connections shall install 4G AMI master meters.
25. All service lines shall be copper tubing per the approved list of materials.
26. All materials shall be per the approved list of materials provided by the Engineering Department or the Utilities Department.
27. No new water connections shall be shown on landscaping plans, all connections shall be in the water improvement plans.
28. Trees/shrubs must have a minimum of 15' separation distance from the Utilities water/sewer laterals. Or minimum 10' separation distance from water/sewer laterals with root barrier.
29. Landscaping plans shall be approved by the Utilities Department and shall be approved prior to the approval of any water improvement plans.

## **Engineering**

### **PRIOR TO APPROVAL OF ENGINEERING PLANS or ISSUANCE OF ENGINEERING PERMITS:**

#### **PRECISE GRADING:**

30. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.
31. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.

32. Garden wall permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

**STREET IMPROVEMENTS:**

33. Interior Streets- Public Roadway as shown on the RAC and per these comments shall include the following:
- This street is classified as Residential Street with 60 feet of right-of-way as per City of Coachella General Plan.
  - Street measured from curb face to curb face shall have a width of 40-foot
  - Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances as required to the satisfaction of the City Engineer.
  - Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: curb and gutter, sidewalk, Driveway approaches, ADA ramps, Traffic control striping, legends, Traffic control signs, Street Lights and street name signs to the satisfaction of the City Engineer.
34. Applicant shall protect in place existing curb, gutter and sidewalks that are in good condition, and shall remove and replace curb, gutter and sidewalk or existing Driveway approach that is damaged, such as, but not limited to: cracked, deteriorated or fractured to the satisfaction of the City Engineer.
35. Applicant shall protect existing streets that are in good condition, and shall repave streets that is damaged during construction to the satisfaction of the City Engineer.

**PRIOR TO RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:**

36. Prior to issuance of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City

**Fire**

37. This project shall only be allowed parking on one side of the street. There shall be no parking in the cul-de-sacs or turns.
38. **Fire Protection Water Supplies/Fire Flow** - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to the Fire Department to show there exists a water system capable of delivering the required fire flow. Specific design features may

increase or decrease the required fire flow. Reference CFC as amended. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.

39. **Fire Protection Water Supplies/Hydrants** - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the CFC Appendix C. Fire hydrants shall be located no more than 600 feet from all portions of the exterior of the building along an approved route from a fire apparatus access road. Where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along streets for transportation hazards. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½". Final fire hydrant locations shall be determined during the fire water plan review. Reference CFC as amended.
40. **Tract Water Plans** - If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC as amended.
41. **Fire Department Access** - Fire apparatus access roads shall be provided within 300 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding 150 feet shall provide an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent, and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
42. **Fire Lane marking:** Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.
43. **Fire Department Access Turn Around** – On-parcel dead-end fire apparatus access roads exceeding 150 feet in length shall provide a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable, provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
44. **Fire and Life Safety Requirements** - Final fire and life safety conditions will be addressed when the Fire Department reviews any subsequent submittals. These conditions will be based on the California Fire Code (CFC), California Building Code (CBC), and related codes/standards adopted and amended at the time of construction plan submittal.

45. **Secondary Access** – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed 1,320 feet. Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
46. **Residential Fire Sprinklers:** Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. Reference CRC.
47. **Phased Construction Access and Water Supply:** If construction is phased, an approved phasing plan shall be approved by the Fire Department. Each phase shall provide approved access and water supply for fire protection prior to any construction. Reference CFC as amended.
48. **Traffic Calming Devices** - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Fire Code Official. Reference CFC as amended.